

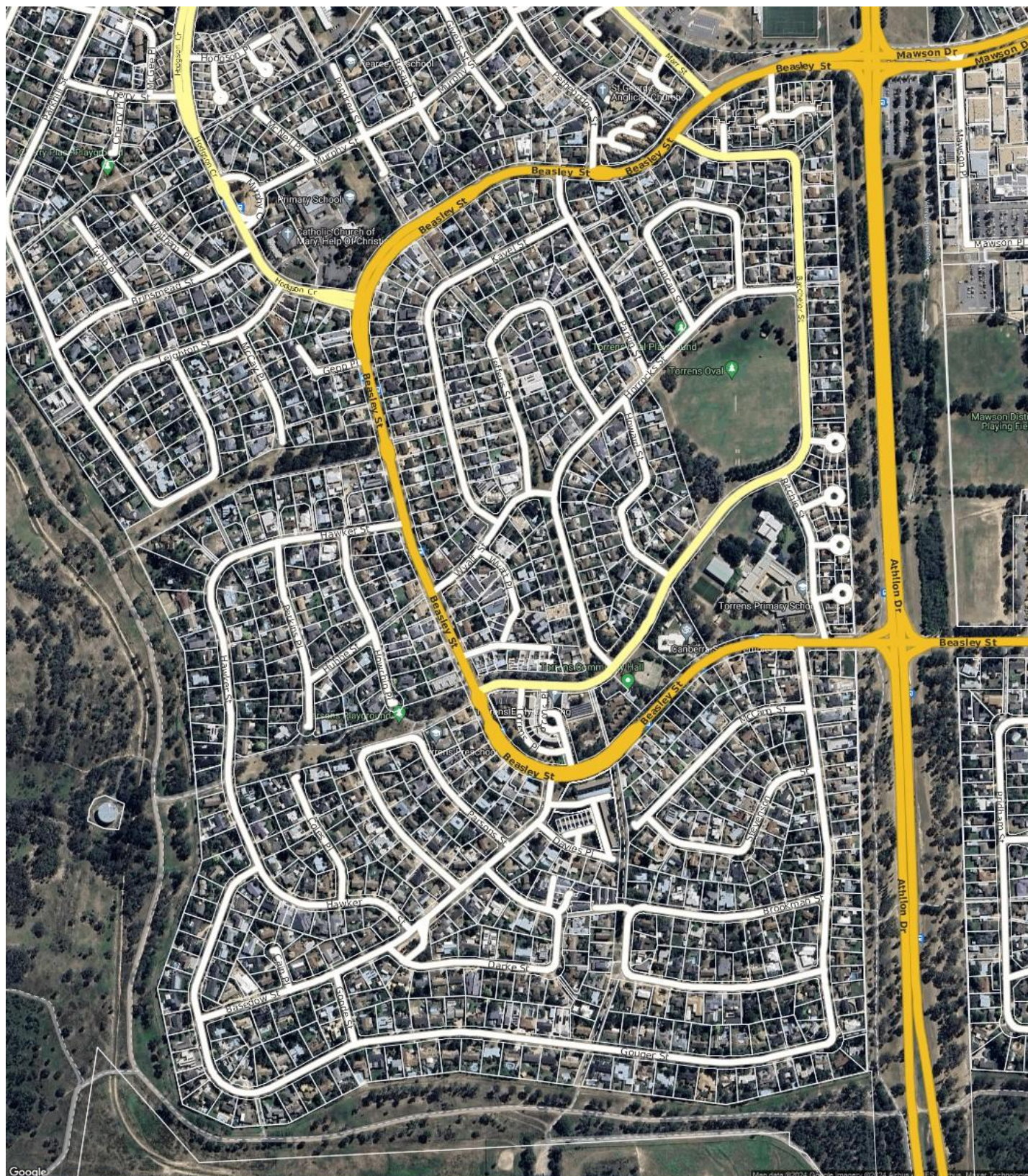
**RayWhite.**

**Suburb**  
flyover report

TORRENS (HOUSE)  
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT



# TORRENS - Suburb Map





# TORRENS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	42	\$ 420,500	0.0 %	\$ 320,000	\$ 780,000
2007	41	\$ 520,000	23.7 %	\$ 200,000	\$ 905,000
2008	30	\$ 521,250	0.2 %	\$ 390,000	\$ 800,000
2009	23	\$ 660,000	26.6 %	\$ 442,500	\$ 880,000
2010	25	\$ 590,000	-10.6 %	\$ 234,500	\$ 951,000
2011	30	\$ 612,000	3.7 %	\$ 387,500	\$ 860,000
2012	27	\$ 550,000	-10.1 %	\$ 245,000	\$ 970,000
2013	26	\$ 592,500	7.7 %	\$ 440,000	\$ 940,000
2014	26	\$ 582,500	-1.7 %	\$ 139,000	\$ 975,000
2015	20	\$ 668,000	14.7 %	\$ 497,000	\$ 1,110,000
2016	33	\$ 680,000	1.8 %	\$ 325,000	\$ 1,105,000
2017	31	\$ 730,000	7.4 %	\$ 213,333	\$ 1,401,000
2018	41	\$ 790,000	8.2 %	\$ 410,000	\$ 1,540,000
2019	30	\$ 809,250	2.4 %	\$ 542,500	\$ 1,112,000
2020	50	\$ 851,250	5.2 %	\$ 16,600	\$ 1,250,000
2021	41	\$ 1,150,000	35.1 %	\$ 135,500	\$ 13,000,000
2022	36	\$ 1,210,000	5.2 %	\$ 680,000	\$ 1,910,000
2023	23	\$ 1,055,000	-12.8 %	\$ 780,000	\$ 1,952,000
2024	6	\$ 980,000	-7.1 %	\$ 90,000	\$ 1,510,000

## Median Sale Price

# \$1.06m

Based on 27 recorded House sales within the last 12 months (Apr '23 - Mar '24)

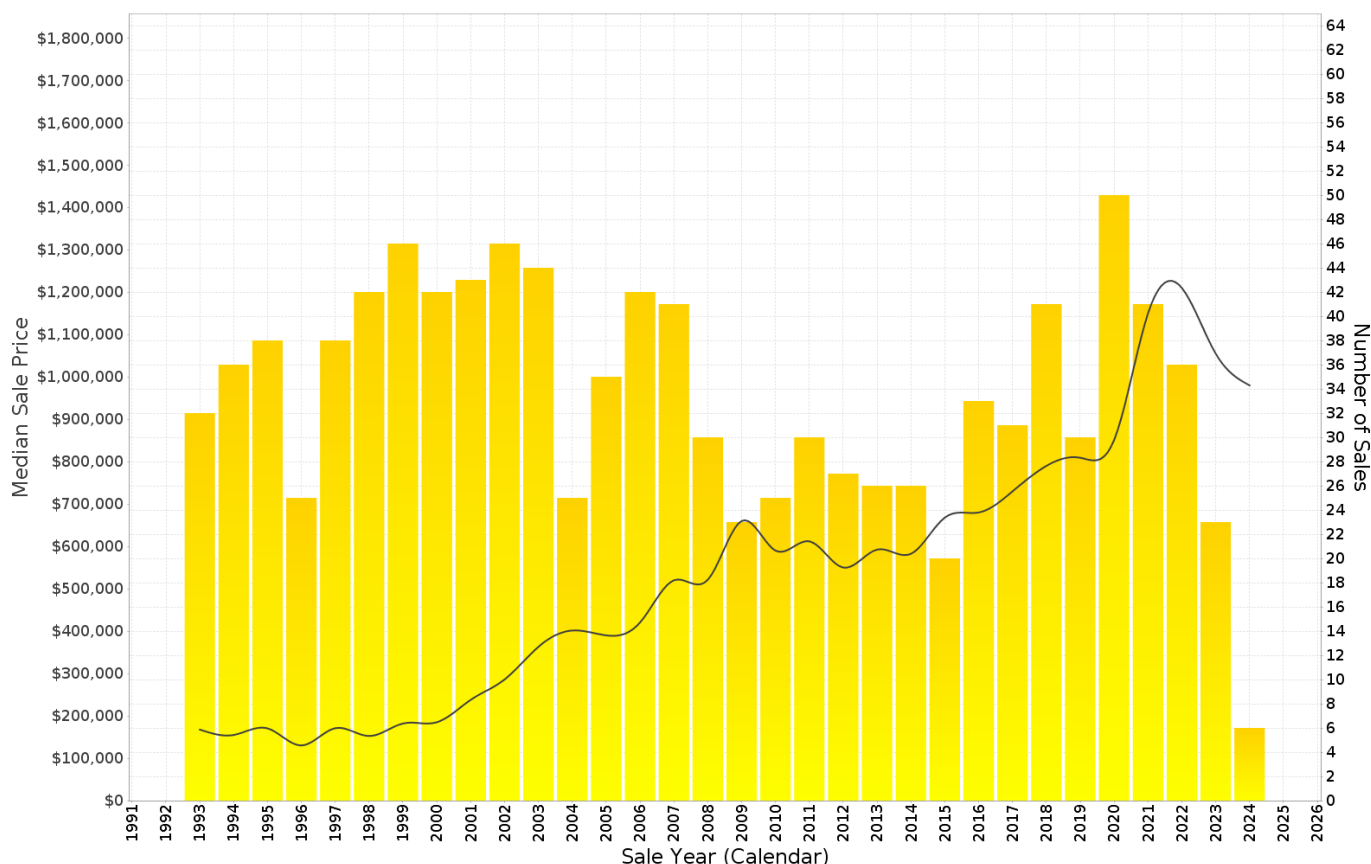
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

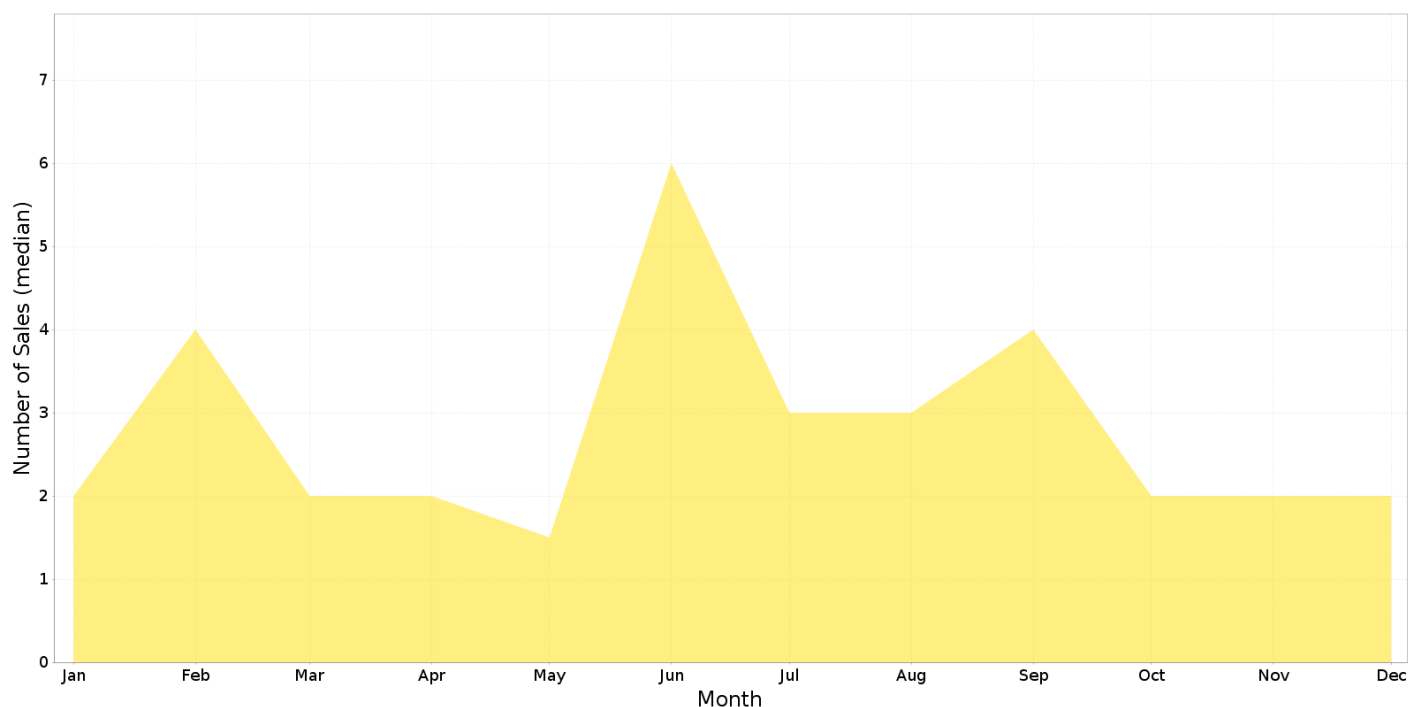
# -2.8%

Current Median Price: \$1,060,000  
Previous Median Price: \$1,090,000

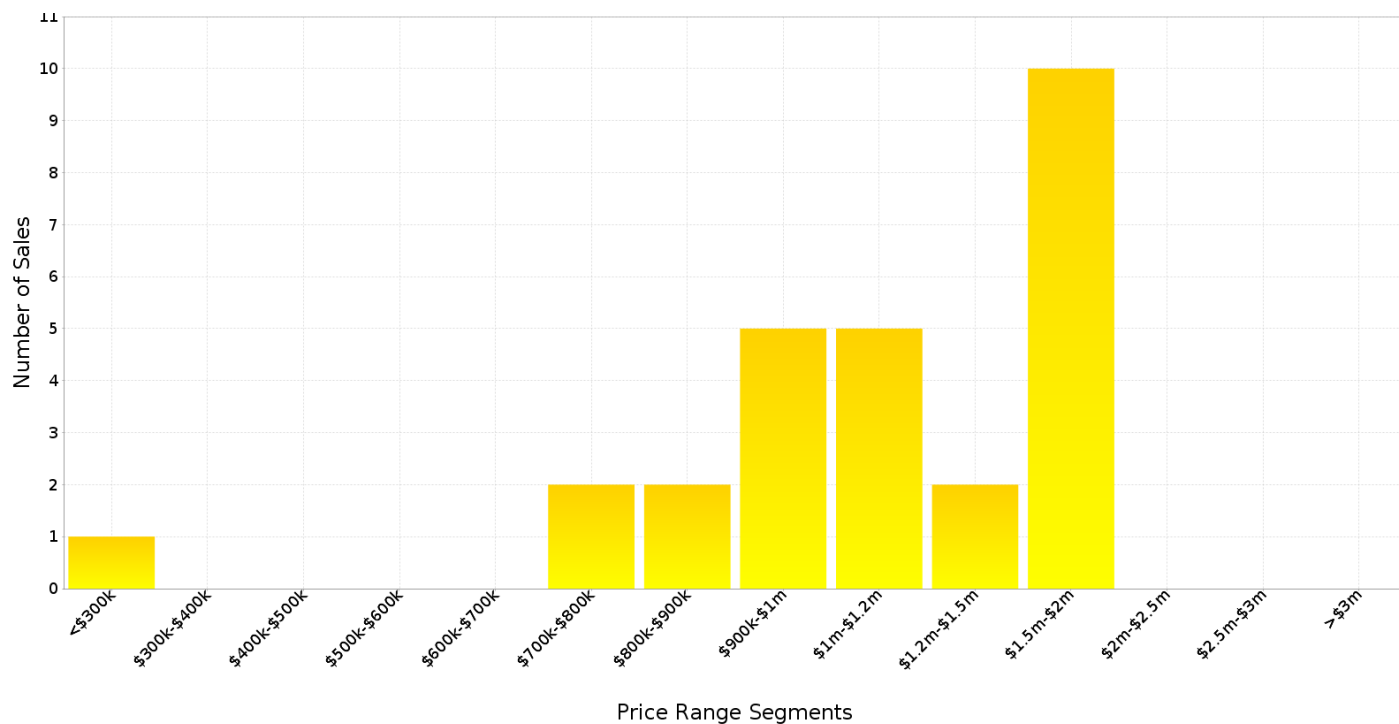
Based on 50 recorded House sales compared over the last two rolling 12 month periods



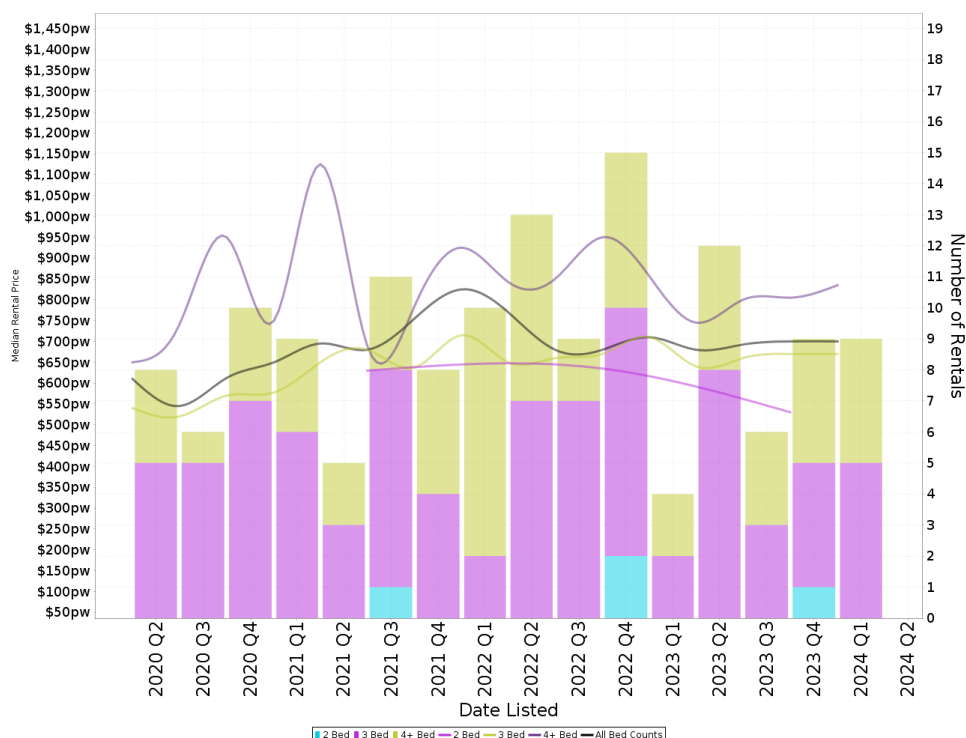
## TORRENS - Peak Selling Periods (3 years)



## TORRENS - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

**-2.8%**

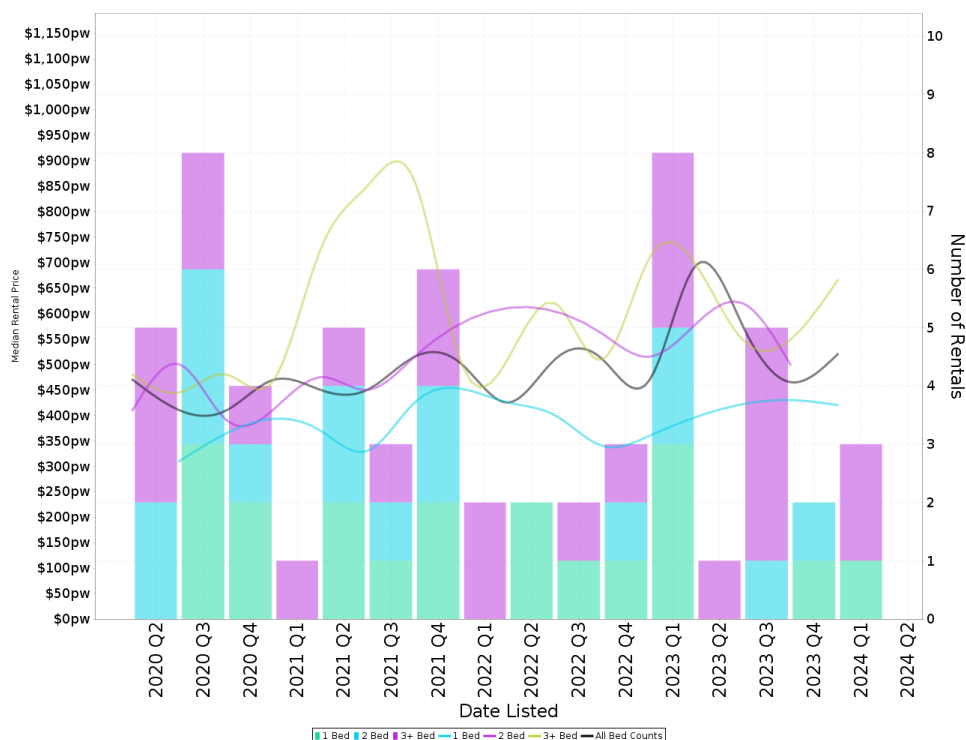
Current Median Price: \$1,060,000  
 Previous Median Price: \$1,090,000  
 Based on 50 registered House sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+3.4%**

Current Median Price: \$1,060,000  
 Current Median Rent: \$700  
 Based on 36 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



## Suburb Sale Price Growth

**+20.9%**

Current Median Price: \$967,500  
 Previous Median Price: \$800,000  
 Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+2.8%**

Current Median Price: \$967,500  
 Current Median Rent: \$520  
 Based on 11 registered Unit rentals compared over the last 12 months.

# TORRENS - Recently Sold Properties

Median Sale Price  
**\$1.06m**

Based on 27 recorded House sales within the last 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth  
**-2.8%**

Current Median Price: \$1,060,000  
Previous Median Price: \$1,090,000

Based on 50 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**27**

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

**11 HAWKER ST**

**\$950,000**

Sold Apr 2024  
244 Days

837 m<sup>2</sup> 4 2 2

**23 DUNCAN ST**

**\$90,000**

Sold Mar 2024  
N/A

812 m<sup>2</sup> 4 2 4

**43 BATCHELOR ST**

**\$1,060,000**

Sold Mar 2024  
159 Days

1,017 m<sup>2</sup> 3 2 4

**98 GOUGER ST**

**\$1,510,000**

Sold Feb 2024  
23 Days

1,353 m<sup>2</sup> 5 3 2

**5 PARSONS ST**

**\$700,000**

Sold Mar 2024  
N/A

869 m<sup>2</sup> - - -

**16 DARKE ST**

**\$1,410,000**

Sold Feb 2024  
114 Days

1,033 m<sup>2</sup> 4 2 2

**9 KAVEL ST**

**\$900,000**

Sold Jan 2024  
29 Days

669 m<sup>2</sup> 3 1 1

**33 JEFFERIS ST**

**\$910,000**

Sold Dec 2023  
27 Days

778 m<sup>2</sup> 3 2 1

**37 HAWKER ST**


**\$1,200,000**

Sold Dec 2023  
16 Days

1,119 m<sup>2</sup> 4 2 2



22 HOWARD ST



\$1,590,000

Nov 2023  
29 Days

1,123 m<sup>2</sup> 5 2 2

This property listing for 22 Howard St features a photograph of a modern, single-story house with a blue exterior and a large tree in the foreground. The price is \$1,590,000. A circular badge indicates it was sold in November 2023 within 29 days. Below the photo are icons representing 1,123 m<sup>2</sup> of area, 5 bedrooms, 2 bathrooms, and 2 car spaces.

33 BATCHELOR ST



\$990,000

Nov 2023  
13 Days

892 m<sup>2</sup> 4 2 2

This property listing for 33 Batchelor St features a photograph of a single-story house with a white exterior and a paved driveway. The price is \$990,000. A circular badge indicates it was sold in November 2023 within 13 days. Below the photo are icons representing 892 m<sup>2</sup> of area, 4 bedrooms, 2 bathrooms, and 2 car spaces.

# TORRENS - Properties For Rent

## Median Rental Price

**\$700 /w**

Based on 36 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

## Rental Yield

**+3.4%**

Current Median Price: \$1,060,000  
Current Median Rent: \$700

Based on 27 recorded House sales and 36 House rentals compared over the last 12 months

## Number of Rentals


**36**

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

**15 Darke Street**

**\$840 per week**



Apr 2024  
29 Days

781 m<sup>2</sup> 4 2 2

**25 Kavel Street**

**\$600 per week**

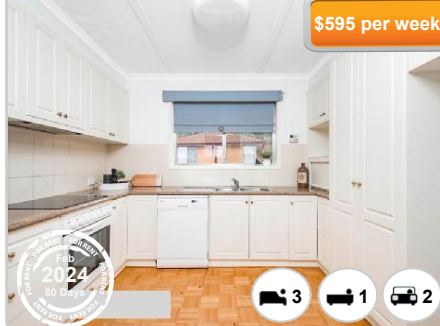


Feb 2024  
72 Days

674 m<sup>2</sup> 3 1 1

**14A HAWKER STREET**

**\$595 per week**

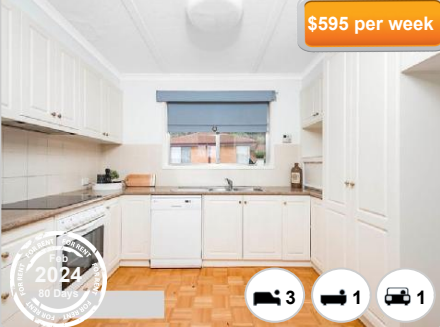


Feb 2024  
80 Days

3 1 2

**14 A - Hawker Street**

**\$595 per week**



Feb 2024  
80 Days

3 1 1